Karen Johnson Davidson County
Batch# 1084467 DEEDQC
12/20/2023 03:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231220-0098257

File No: 2000632178
Grantor's Loan No. 2201636305

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Jodi Lepisto Hatcher, 3130 Stafford Dr., Nashville, TN 37214

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 085-07-0-062-00

QUITCLAIM DEED

Edwin Thomas Hatcher and **Jodi Lepisto Hatcher,** husband and wife, ("Grantor"), of **3130 Stafford Dr., Nashville, TN 37214**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Jodi Lepisto Hatcher,** a married woman, ("Grantee"), whose tax mailing address is **3130 Stafford Dr., Nashville, TN 37214,** with quitclaim covenants, the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LOT 201 SEC 4, STANFORD COUNTRY CLUB ESTATES

Assessor's Parcel No: 085-07-0-062-00

Property Address is: 3130 Stafford Dr., Nashville, TN 37214

The instrument constituting the source of Grantor's interest in the foregoing described property was a WARRANTY DEED recorded as Instrument No. 200201250010994 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085-07-0-062-00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on December 08, 2023.

Jodi Lepisto Hatcher

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jodi Lepisto Hatcher**, personally known to me, or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 08 day of 12, 2023.

Notary Public

BRITTNEY POPE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 17, 2025

Executed by the undersigned on December 08, 2023.

Edwin Thomas Hatcher

Edwin Thomas Hatcher

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Edwin Thomas Hatcher**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 08 day of 12, 2023.

Notary Public

BRITTNEY POPE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 17, 2025

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Marsha Davidson
Affiant MARSHA DAVIDSON

Subscribed and sworn to before me on this the 20th day of December, 2023.

Notary Public

My Commission Expires: 5/4/2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/08/2023 (date of document).

Affiant Signature

12/15/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15 day of DECEMBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES 4/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries